

Property Data Report

16 Fowler Crescent, South Coogee, NSW, 2034

PROPERTY IDENTIFICATION					
Address	16 Fowler Crescent, South Coogee, NSW, 2034	Property ID	6255066	State	NSW
Report Date	2025-11-09				
LOCATION					
Council Area	Randwick	Postcode	2034	Locality	SOUTH COOGEE
Coordinates	-33.936272, 151.254700				
SITE DETAILS					
Zone Code	A	Zone Description	Residential	Site Value	\$506,000
Valuation Date	1998-07-01	Dimensions	ARC15.55/17.37X42.23/39.01		
PROPERTY ATTRIBUTES					
Property Type	HOUSE	Property Sub Type	House	Bedrooms	4
Bathrooms	3	Car Spaces	4	Lock-Up Garages	0
Land Area	666.0 m²	Calculated Land Area	No	Land Area Source	Other
ADDITIONAL ATTRIBUTES					
Pool	Yes				
FEATURES					
Development Zone	Low Density Residential	Other Special Features	Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden	Property Improvements	RESIDENTIAL
LAST SALE					
Sale Price	\$3,600,000	Contract Date	2017-07-25	Settlement Date	2017-09-05
Sale Method	Sold Prior To Auction	Sale Type	Unknown	Agency	N G Farah Real Estate - Kingsford
Agent	Martin Farah				
SALES HISTORY					
Total Sales	2 sales	Date Range	2016-12-29 to 2017-07-25	Total Transaction Value	\$3,600,000
Average Sale Price	\$3,600,000				
LAST ADVERTISING CAMPAIGN					
Campaign Start	2017-07-12	Campaign End	2017-07-26	Days on Market	14
Listing Method	Auction	Listing Price	\$3,000,000	Price Description	AUCTION
Auction Date	2017-08-12	Campaign Agency	N G Farah Real Estate - Kingsford		

PARCEL GEOMETRY					
Polygon Rings	1 ring(s)	Coordinate Points	9 points	Geometry Type	esriGeometryPolygon
HAZARD OVERLAYS					
Detected Hazards	Bushfire, Flood, Heritage				
EASEMENTS					
Total Easements	43 easements				
INFRASTRUCTURE (5km radius)		Available Infrastructure	Streets, Railway, Railway Stations, Ferry, Electric Transmission		
OCCUPANCY					
Occupancy Type	Owner Occupied	Confidence Score	Low		
LEGAL					
Title Reference	24/111912	Title Indicator	No More Titles	Fee Code	Sole Owner
Owner Code	Private	Lot/Plan	24/DP111912	Parcel Area	666 m²
Land Authority	Randwick	Legal Description	LOT 24 DP111912		
PARCEL GEOMETRY DETAILS					
Geometry Type	esriGeometryPolygon	Spatial Reference WKID	102100	Latest WKID	3857
Property Area (m²)	665.80 m²	Geometry Area	969.72 m²	Geometry Perimeter	137.80 m
Polygon Rings	1 ring(s)	Total Vertices	9 points		
GEOSPATIAL LAYERS SUMMARY					
Hazard Layers Available	3 layers	Bushfire	Available (image_check)	Flood	Available (image_check)
Heritage	Available (image_check)	Easements	43 easements found	Easement 1	2167 m² in BANKSMEADOW
Easement 2	3288 m² in BANKSMEADOW	Easement 3	4366 m² in ROSEBERY	Infrastructure Layers	5 layers
Streets	Available	Railway	Available	Railway Stations	Available
Ferry	Available	Electric Transmission	Available		